116.0	0001	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,600 / 930,600
					USE VALUE:	930,600 / 930,600
					ASSESSED:	930,600 / 930,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS LESLIE S
Owner 2:	LEWIS SARAH L
Owner 3:	
Street 1:	18 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LONGO LESLIE S -
Owner 2:	RUSSELL SARAH L -
Street 1:	18 HANCOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,972 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2564 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9972.000	427,200		503,400	930,600
Total Card	0.229	427,200		503,400	930,600
Total Parcel	0.229	427,200		503,400	930,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.95 | /Parcel: 362.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 74378

GIS Ref

GIS Ref

Insp Date 10/04/18

!8997!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,200	0	9,972.	503,400	930,600	930,600	Year End Roll	12/18/2019
2019	101	FV	318,500	0	9,972.	496,200	814,700	814,700	Year End Roll	1/3/2019
2018	101	FV	317,800	0	9,972.	381,200	699,000	699,000	Year End Roll	12/20/2017
2017	101	FV	317,800	0	9,972.	359,600	677,400	677,400	Year End Roll	1/3/2017
2016	101	FV	317,800	0	9,972.	330,800	648,600	648,600	Year End	1/4/2016
2015	101	FV	310,300	0	9,972.	309,200	619,500	619,500	Year End Roll	12/11/2014
2014	101	FV	310,300	0	9,972.	284,800	595,100	595,100	Year End Roll	12/16/2013
2013	101	FV	310,300	0	9,972.	284,800	595,100	595,100		12/13/2012

PRINT

Date	Time
12/10/20	23:31:22

LAST REV

Date	Time
02/25/20	09:19:51
danam	
8997	

USER DEFINED

Prior Id # 1:	74378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LONGO LESLIE S	53705-146		10/21/2009	Family	99	No	No		
KARIGER SUSANNA	35650-381		6/10/2002	Family	369,000	No	No		
	9433-401		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1014	Heat App	12,206	C				
4/24/2019	550	Add Att	3,000	C				
7/28/2005	674	Addition	100,000	C		G7	GR FY07	add 2nd flr

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018			
10/4/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Meas/Inspect	372	PATRIOT
10/5/2002	MLS	MM	Mary M
11/9/2000	Hearing N/C		
2/11/2000	Meas/Inspect	263	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9972		Sq. Ft.	Site		0	70.	0.72	6									503,412						503,400	

Total AC/HA: 0.22893 | Total SF/SM: 9972 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 503,412 | Spl Credit | Total: 503,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05951631
Const Adj.:	0.99989998
Adj $ / SQ:	132.426
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524838
Depreciation:	97620
Depreciated Total:	427218

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

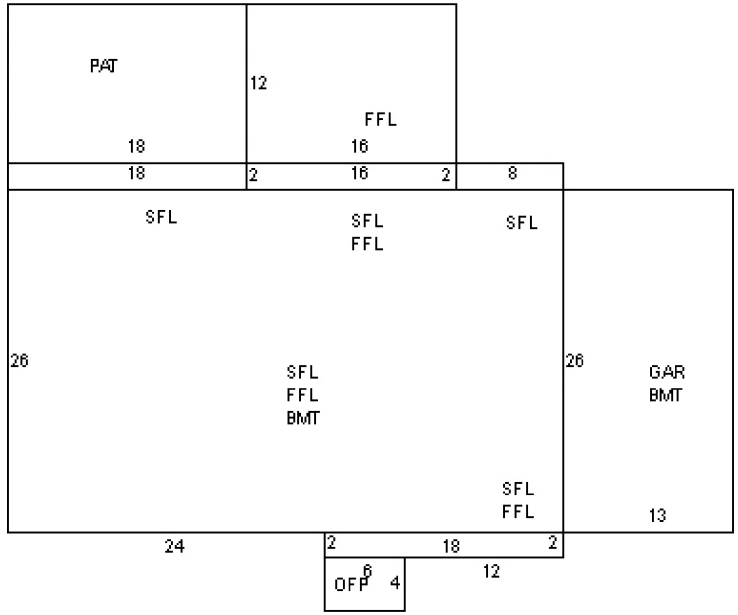
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	132.43
Special Features:	0	Val/Su Net:	93.44
Final Total:	427200	Val/Su SzAd	166.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,430	39.730	56,811
FFL	First Floor	1,352	132.430	179,040
SFL	Second Floor	1,212	132.430	160,501
GAR	Garage	338	22.390	7,569
PAT	Patio	216	3.990	861
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	4,572			Total:	405,838
Size Ad	2564	Gross Are	4572	FinArea	2564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc